

# PLANNING COMMISSION REPORT



MEETING DATE: March 22, 2006

ITEM NO. \_\_\_\_\_ GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**Windmill Ranch - 17-AB-2005**

## REQUEST

Request to Approve:

- The abandonment of 10-feet of a 40-foot wide roadway easement (Windmill Road), along the western property boundary of a previously approved preliminary plat (4-PP-2005).

Release:

- A 30-foot wide Access Easement per Docket Number 87-709230
- A 8-foot wide Water Line Easement per Docket Number 89-094047
- A 6-foot wide Utility Easement per Docket Number 88-107525
- A 8-foot wide Electrical Easement per Docket Number 88-094048
- A 8-foot wide Gas Easement per Docket Number 89-094048

All new internal easements will be placed in tracts and recorded with the final plat.

### **Related Policies, References:**

General Plan: Community Mobility Element,  
Trails Master Plan, 4-PP-2005 Windmill  
Ranch Preliminary Plat.

## APPLICANT/OWNER

Jim Ikard  
Wm Ranch Inc.  
203-253-4005

## LOCATION

35605 N. Windmill Road

## BACKGROUND

### **Zoning.**

The site is zoned Single Family Residential District, Environmental Sensitive Lands (R1-35 ESL). The R1-35 zoning district allows for 35,000 square foot lots or larger.

### **Context.**

This proposed 19-acre subdivision is located east of N. Windmill Road, and south of E. Stagecoach Pass. The site consists of a 3.14-acre parcel at the southwest corner of the site and a 16.12-acre parcel leading to N. Windmill Road. The two parcels will be platted as one subdivision. There is a major wash passing through the southeast corner of the site area. The contour elevations range from approximately 2532 at the bank of the major wash to 2500 at the site's frontage with N. Windmill Road. There is an existing house on the smaller parcel at the southeast corner of the site that will remain as part



of the proposed subdivision.

**Adjacent Uses:**

North: Residential subdivision zoned R1-35 ESL.  
 South: Vacant land, and a single-family home, zoned R1-35 ESL.  
 East: Single family residential metes and bound lots zoned R1-35 ESL.  
 West: Windmill Road, vacant lot zoned R1-190 ESL, and a residential subdivision zoned R1-70 ESL.

APPLICANT'S  
PROPOSAL

**Purpose of Request.**

The applicant is proposing to abandon 10 feet of roadway easement along the western property boundary (Windmill Road) as well as to release; access, electrical, gas, utility, and water line easements of the previously approved preliminary plat. These actions are being taken in conjunction with the approval of the final plat for the Windmill Ranch Subdivision.

IMPACT ANALYSIS

**Transportation.**

There will be one point of access from Windmill Road and all internal streets will be private. The Windmill Road alignment is classified as Local Residential that requires a half street dedication of 30-feet. The remaining roadway easement will be dedicated as a 30-foot right-of-way matching the 30-foot wide right-of-way dedication existing to the north of the preliminary plat. The final plat will incorporate the abandoned right-of-way into lots and tracts and dedicate new tracts for public utilities. An unpaved public trail is located through the southeast portion of the site. It is not affected by this abandonment request.

**Police/Fire.**

The site will be served by the City of Scottsdale Police, Department, and Southwest emergency services. The proposal has been reviewed and meets the requirements of these agencies.

**Schools District comments/review.**

The Cave Creek Unified School District has been notified of this application.

**Community Involvement.**

The applicant has notified surrounding neighbors and other than general inquiries, there have been no comments regarding this case.

**Community Impact.**

There will be no negative impact to surrounding property owners as a result of this abandonment request.

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends approval.

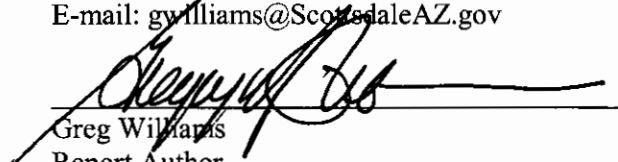
RESPONSIBLE  
DEPT(S)

**Planning and Development Services Department**

**STAFF CONTACT(S)**

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Senior Planner  
480-312-4205  
E-mail: gwilliams@ScottsdaleAZ.gov

**APPROVED BY**

  
Greg Williams  
Report Author

  
Lusia Galav, AICP  
Current Planning Director

**ATTACHMENTS**

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Zoning Map
5. Right-of-Ways and Easements
6. Preliminary Plat
7. Abandonment Area on Preliminary Plat
8. Area Trails Plan
9. City Notification Map

# CASE 17-AB-2005

## Department Issues Checklist

### Transportation

☒ **Support**

The existing Windmill Road alignment along the western boundary of the proposed Windmill Ranch subdivision has a width of 40 feet, and a 30-foot wide right-of-way dedication was provided by the subdivision to the north. The Windmill Road alignment is classified as Local Residential that requires a half street dedication of 30-feet. The Development Review Board approved the Windmill Ranch preliminary plat on July 7, 2005, with a 30-foot right-of-way dedication for Windmill Road.

### Trails

☒ **Support**

The public trail will be dedicated within the wash along the southeastern corner of the proposed subdivision. This dedication will occur with the recording of the final plat.

### Public Utilities

☒ **Support**

The required public utility easements will be placed in tracts and recorded with the final plat.

### Emergency/Municipal Services

☒ **Support**

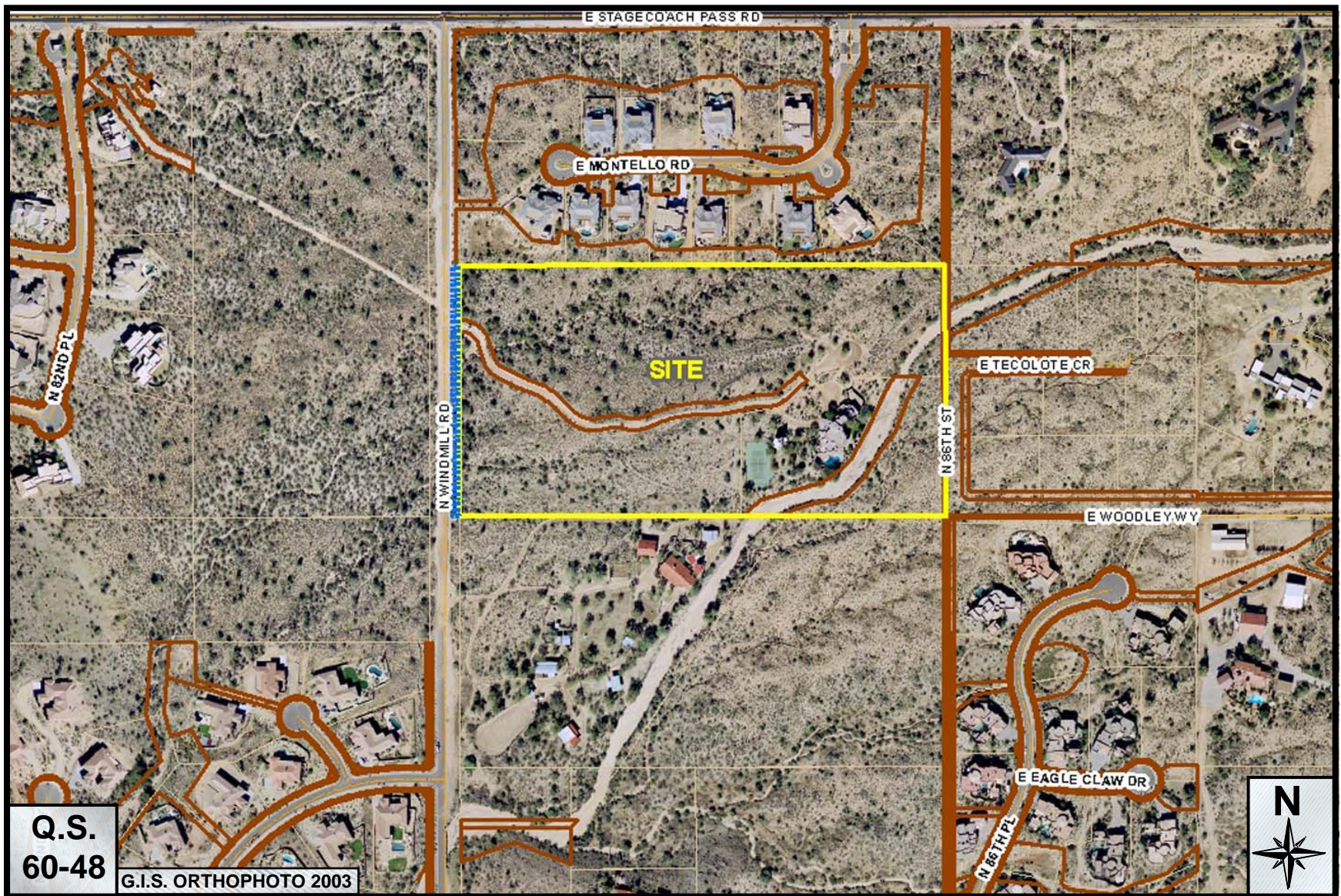
This request does not impact the ability to serve these properties or adjacent properties.

### Water/Sewer Services

☒ **Support**

The required water and sewer easements will be placed in tracts and recorded with the final plat.






Windmill Ranch

Legend

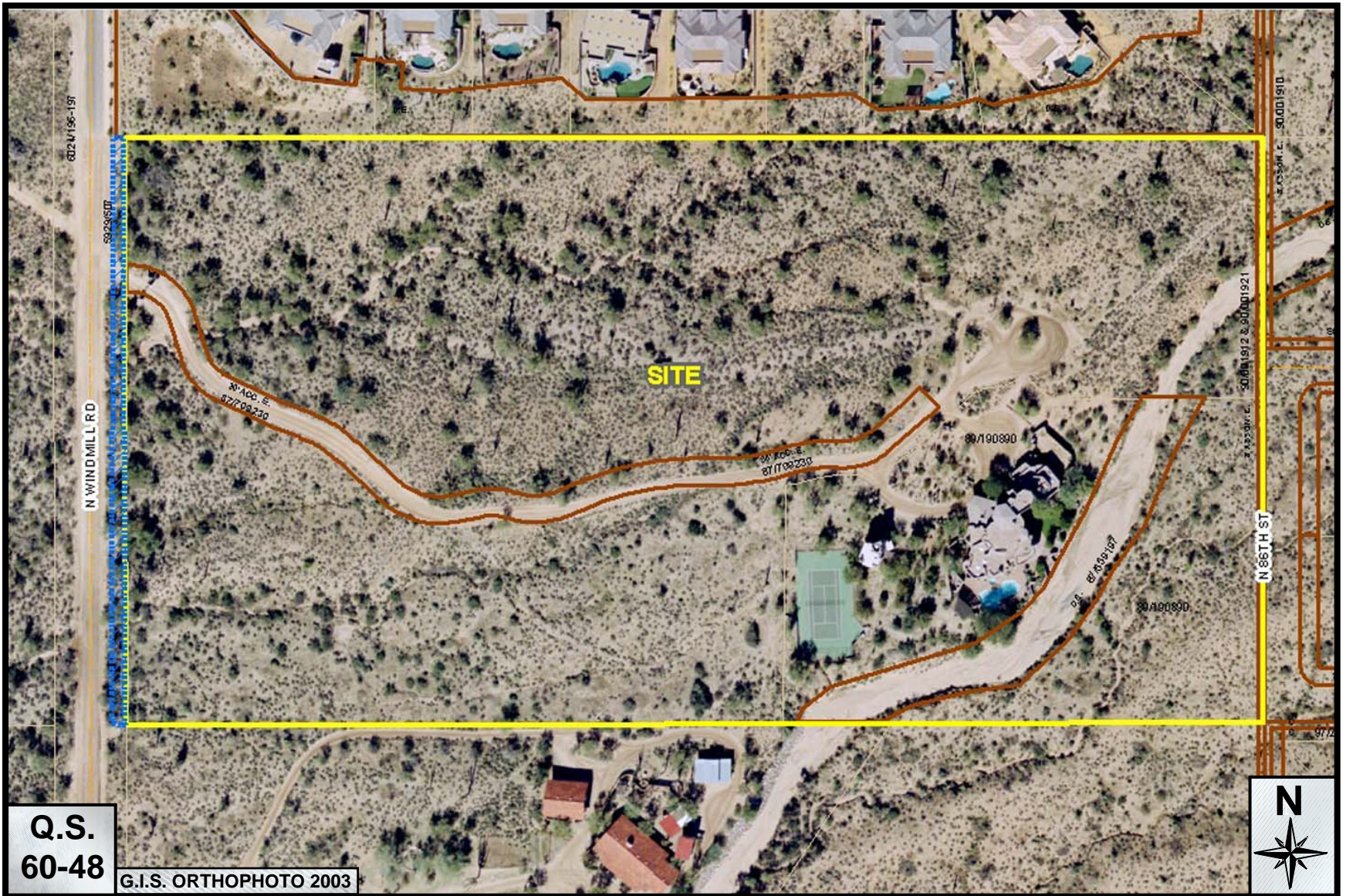
 10 feet ROW to be abandoned

 Easement

**17-AB-2005**

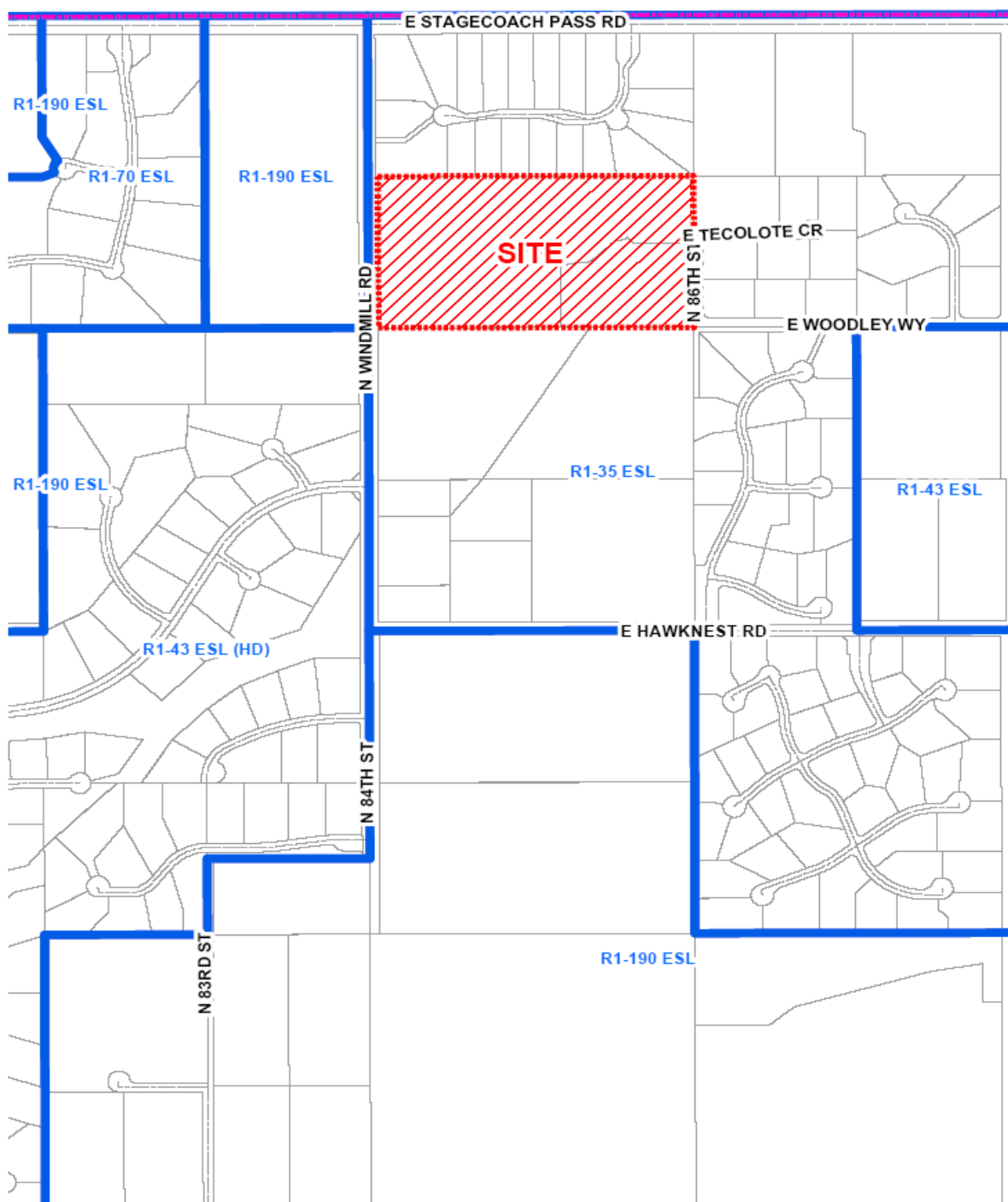
ATTACHMENT #2





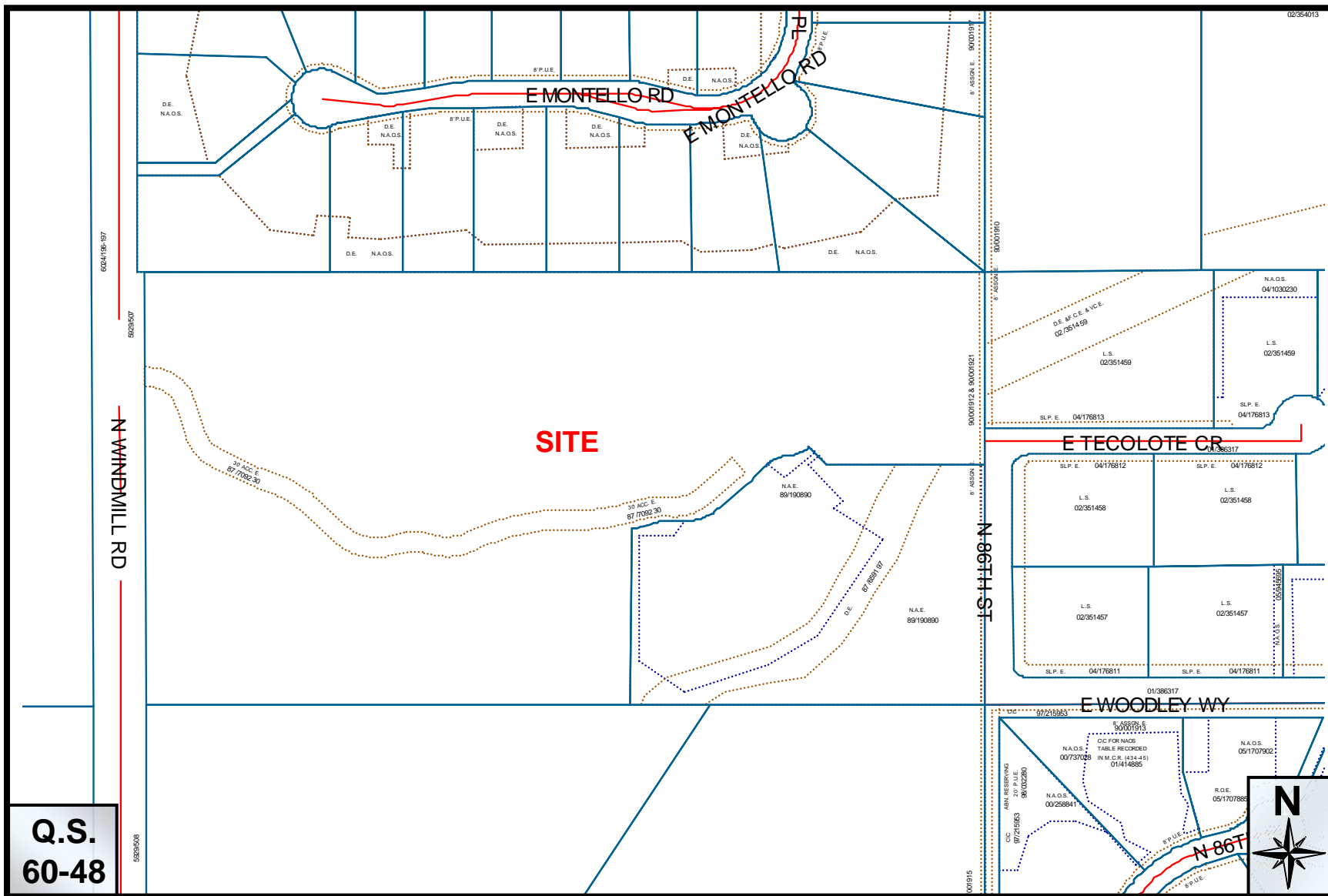
Windmill Ranch

# Zoning Map



**17-AB-2005**  
ATTACHMENT #4





Q.S.  
60-48

Windmill Ranch

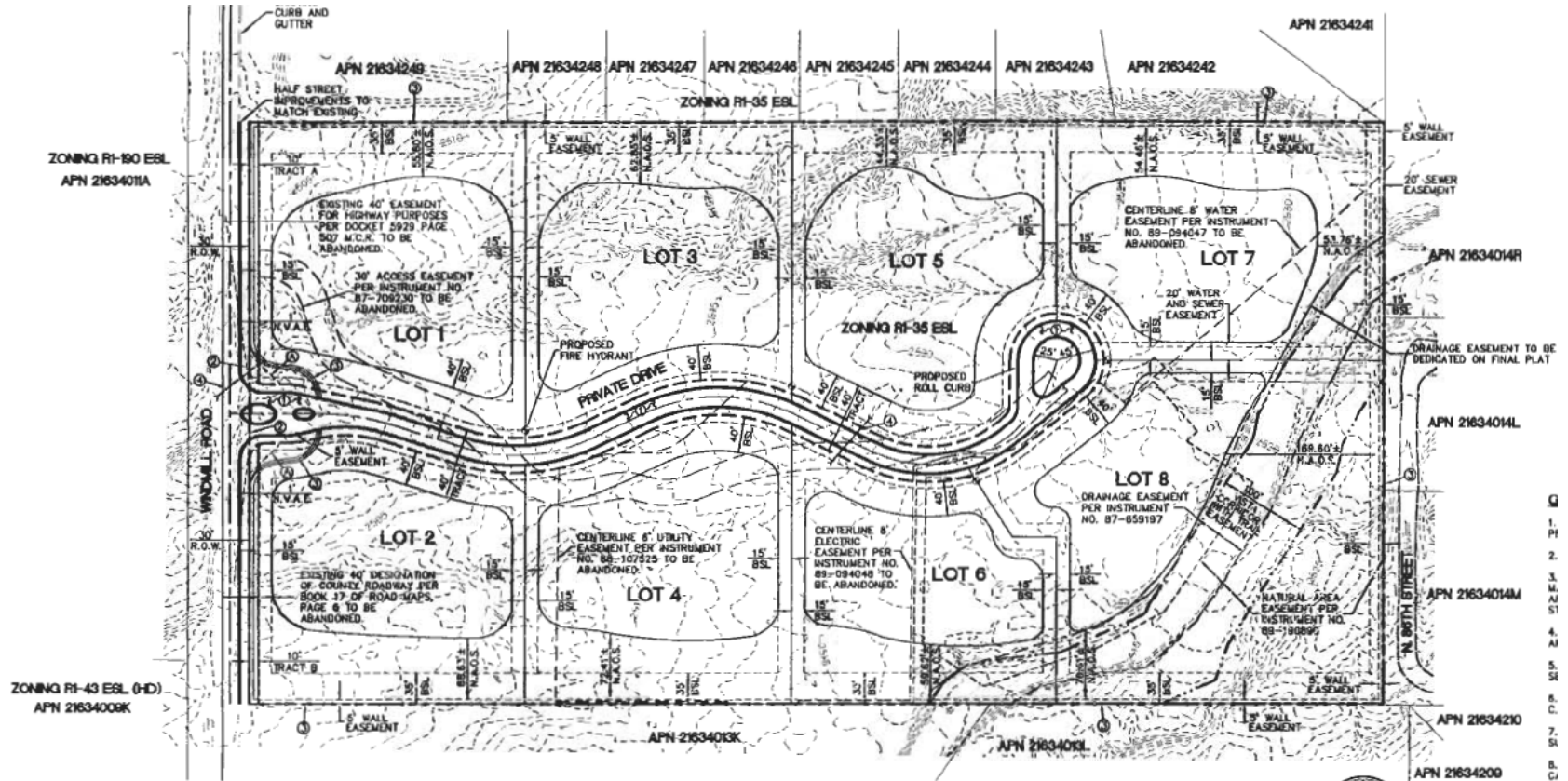
**LEGEND**  
Easements  
Parcel Line  
Street

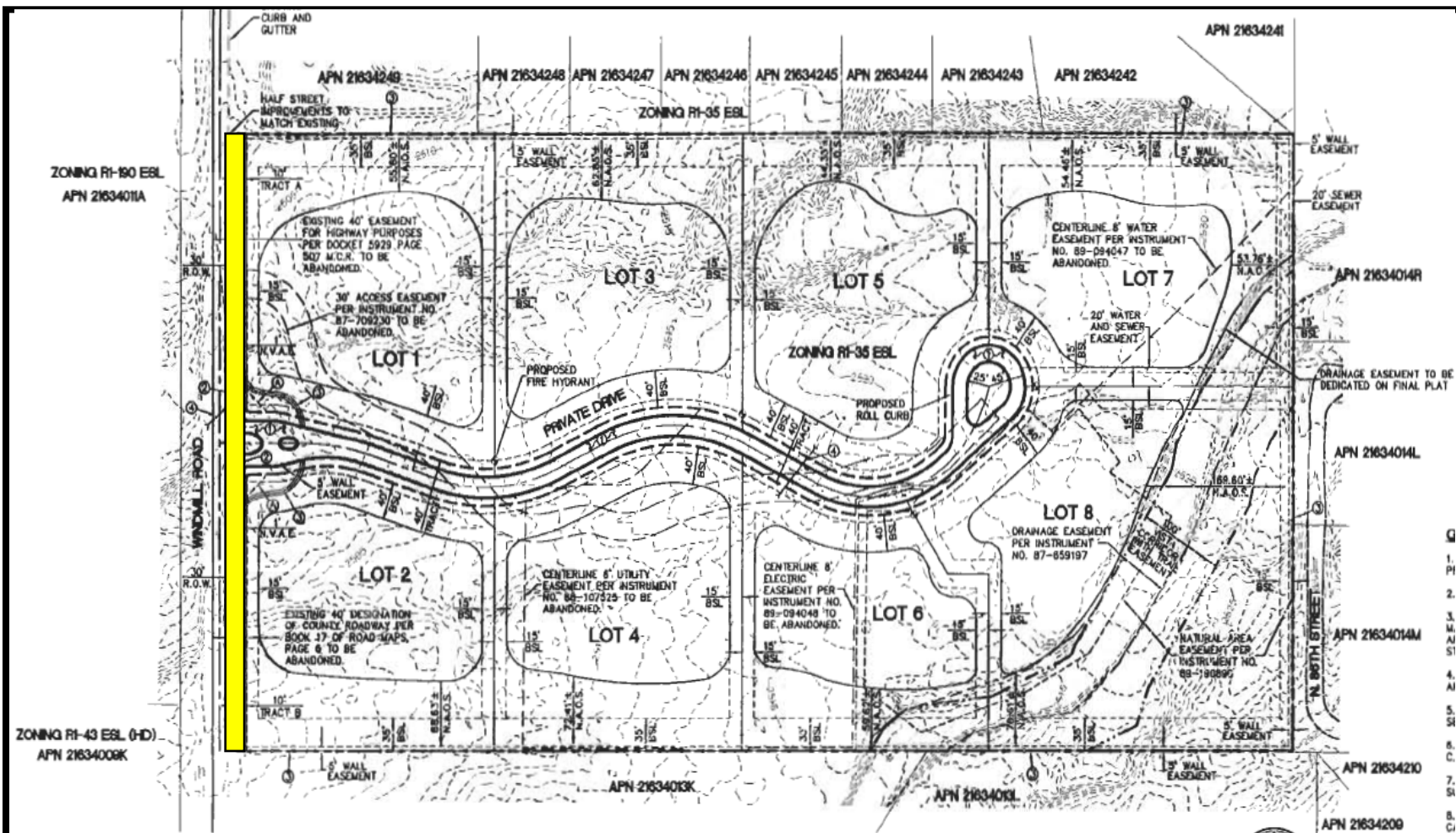
**17-AB-2005**

Easements & Right-of-Way  
ATTACHMENT #5



# Preliminary Plat





**Q.S.  
60-48**

  Abandoned roadway

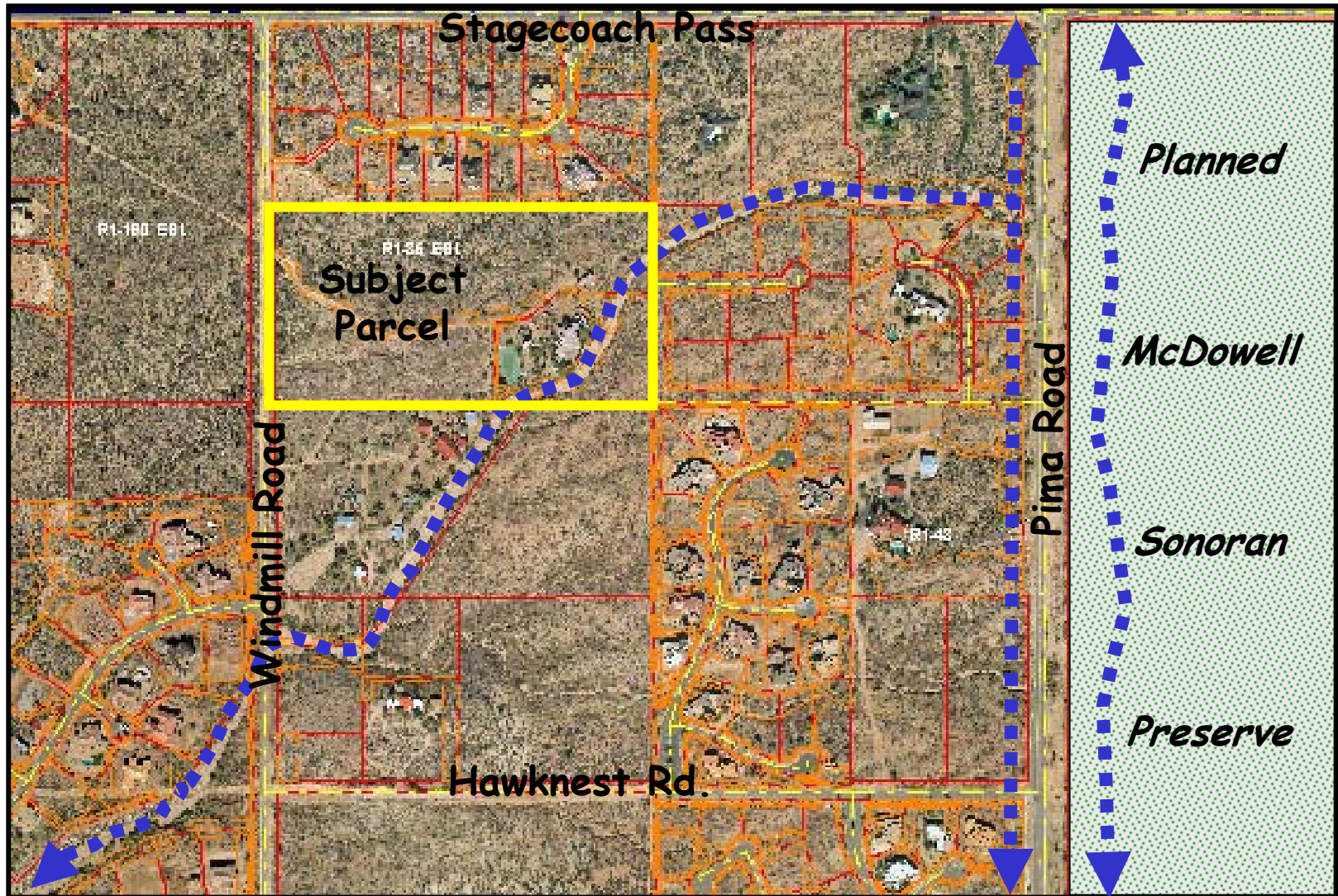


**Windmill Ranch – 4-PP-2005**

**17-AB-2005**

ATTACHMENT #7

# 17-AB-2005 - Windmill Ranch



..... Public Unpaved Trails

Not  
to  
Scale

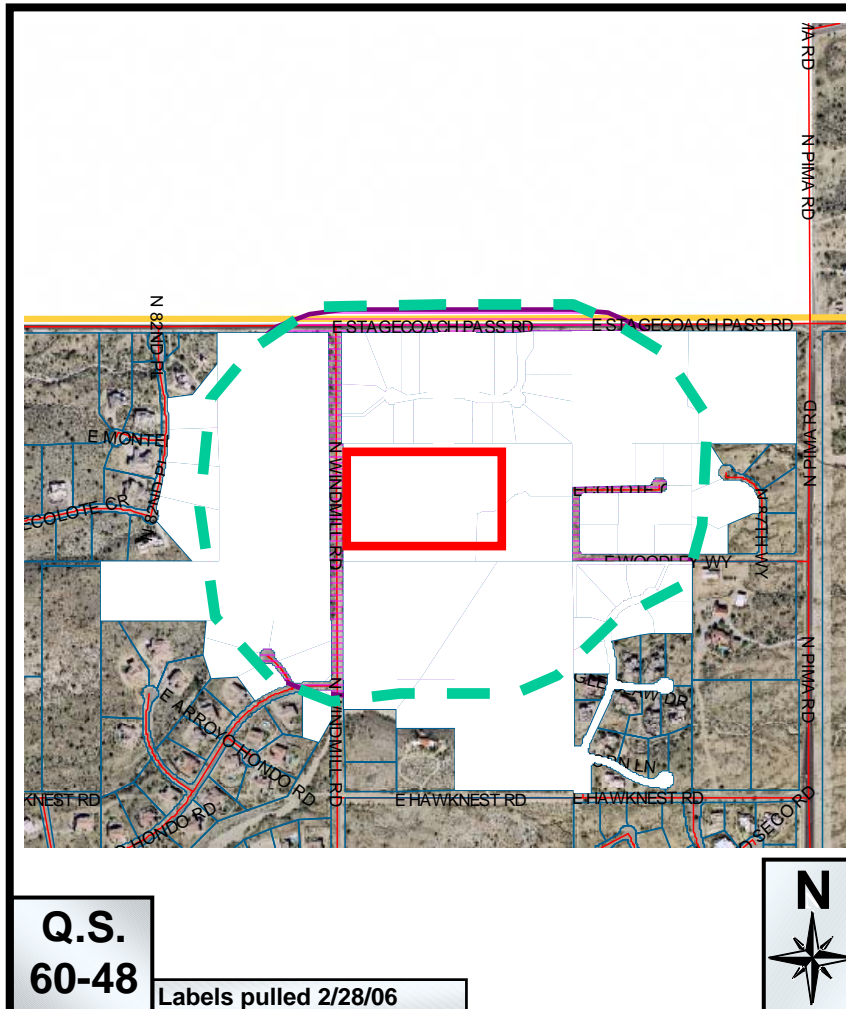


ATTACHMENT #8

10/05



## City Notifications – Mailing List Selection Map



### Map Legend:



## Site Boundary



## Properties within 750-feet

### **Additional Notifications:**

- Interested Parties
- Desert Property Owners Assoc.
- Friends of the Scenic Drive
- Sand Flower Community Association
- Harkins Trail HOA

**Q.S.  
60-48**

**Labels pulled 2/28/06**



# Windmill Ranch

**17-AB-2005**

**ATTACHMENT #9**